



City of Granite City

Building and Zoning Dept. 2060B Delmar Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

Historical Architecture Review Committee

Minutes

January 25, 2011

CALL TO ORDER

Acting Chairman, Henry Gabriel, called the meeting of the HARC Commission to Order at 5:00 PM.

ATTENDANCE / ROLL CALL

Members Present were: Henry Gabriel, Paula Hagnauer, Terry Pierce, Eric Hill and Kim King. Excused absence: Ron Laboray.

Also present were: Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Jon Ferry, Economic Development Director.

MINUTES & AGENDA

A motion to approve the Minutes from the previous meeting and the Agenda for this evening was made by Paula Hagnauer and seconded by Kim King. Voice vote. All ayes. Motion carried by unanimous consent.

CHAIR COMMENTS

The Acting Chair announced two petitions will be heard this evening and requested the first, Michael Moore to come forward. The Acting Chairman stated HARC is a recommending body to the City Council and they will have the final determination at the Council meeting scheduled on Tuesday, February 1, 2011.

PETITIONER (1) Michael P. Moore
1947 Delmar Avenue

Two color photos (copies available upon request) were distributed. Mr. Moore explained the photos were taken 3 days ago and his intent is to establish a USA Resale Merchandise Liquidation business in the downstairs (street corner area) and maintain two apartments upstairs. He stated the historic building is owned by him. The building will be painted and the exterior paint color will remain the same (blue).

The Petitioner stated the merchandise would include unique items and some furniture. 40-50% of merchandise will be used clothing. Everything will be reasonably priced, with hope and expectation the products will move as fast as possible. He said merchandise will be acquired through consignments, estate auctions and storage unit liquidations.

Discussion followed. The assistant City Attorney remarked the location is in the Arts & Entertainment District of HARC and Antiques and Boutiques are allowable uses but warned used junk stores are not permitted uses. When asked, the Petitioner answered he would like the Grand Opening to be March 1, 2011 and anticipates store hours to be from 10:00 AM to 6:00 PM, perhaps longer when the theatre is open. Mr. Willaredt stated HARC can request the Petitioner come back in six months for a review.

MOTION by Eric Hill and seconded by Kim King to approve the Petition and allow USA Resale Merchandise Liquidation to establish a resale business at 1947 Delmar and the Petitioner is to return before HARC in six months for review. Roll Call vote. Three yes, and two no. Motion carried.

PETITIONER (2) Stacie Pope
BSR Used Books, 1329 Niedringhaus Avenue

The Petitioner passed a group of eight color photos (available upon request) and explained she and her husband are presently renting space in the Ralph Building. They wish to expand and are interested in purchasing the old Elks Building (located next to City Hall) from the City of Granite City. She stated the building is precisely what she has envisioned for their business. Very little rehabilitation will be done to the exterior of the building; they plan to replace some of the wood on the front porch and will use the same color of stain. They intend to remove the TJ's Bar & Grill sign and will install new energy efficient windows. The basement will be used for storage only. The main floor will be the bookstore and internet service and the second floor will be used for events with children. There is an existing stage area on the second floor that she visualizes will be perfect for children's programs. Ms. Pope stated their business will not compete with the Library's events, rather, they will enhance one another.

Discussion Followed. Ms. Pope is aware of the requirements established by the ADA (American Disability Act) and will adhere to them. She mentioned another change they have considered is to remove the bricks from the "bricked-in" windows (photo) and replace the brick with glass. BSR Books would like to open at their new location on September 1, 2011.

MOTION by Paula Hagnauer and seconded by Terry Pierce to allow the business to be established at 1329 Niedringhaus Avenue. Voice vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

Henry Gabriel distributed a copy of the 2 page HARC weekly bulletin he designed. The Commission agreed the bulletin is an excellent idea. Discussion followed.

Henry requested a list of properties in the downtown area that are vacant (for sale or lease). He would like to come up with a map, indicating vacancies, noting the HARC District the property is in and what the permitted uses are. This information would be contained in the newsletter as well as the overall HARC goal for the downtown area.

Mr. Willaredt informed Mr. Gabriel Jon Ferry (Economic Development Director) would have a list of City owned properties.

Motion to Adjourn by Terry Pierce and seconded by Paula Hagnauer. All ayes.

Respectfully submitted,

Barbara Hawkins

Secretary, HARC

**Historical Architecture Review Committee
Advisory Report
January 25, 2011**

**PETITIONER: Michael Moore
USA Resale Merchandise Liquidation
1947 Delmar Avenue**

MOTION by Eric Hill and seconded by Kim King to allow for the establishment of a Merchandise Liquidation shop 1947 Delmar Avenue with the stipulation the Petitioner return to HARC in six months for review.

Roll Call Vote:

Paula Hagnauer	Yes	Henry Gabriel	No
Kim King	Yes	Terry Pierce	No
Eric Hill	Yes		

3 Yes 2 No

Motion carried.

**PETITIONER: Stacie Pope
BSR Used Book Store
1329 Niedringhaus Avenue**

MOTION by Paula Hagnauer and seconded by Terry Pierce to allow the bookstore to relocate to 1329 Niedringhaus Avenue.

Voice vote.

ALL Ayes Motion carried by unanimous consent.
